



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA June 8, 2017

David J. Blackstead Meeting Room 4:00 p.m. City-County Office Building

Item No.

Page No.

MINUTES

1. Consider approval of the minutes of the May 11, 2017 meeting of the Renaissance Zone Authority.

REGULAR AGENDA

The following items are requests for Renaissance Zone, CORE Incentive Program, and/or Downtown Design Review approval.

2. **PUBLIC HEARING: Residential Condo – Suite 302 | 100 West Broadway Ave.**
Renaissance Zone 10

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
3. **PUBLIC HEARING: Residential Condo – Suite 320 | 100 West Broadway Ave.**
Renaissance Zone 14

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
4. **PUBLIC HEARING: Renovation to Fitness Center | 122 North Mandan Ave.**
CORE Technical Assistance Bank 18

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
5. **Sign for NoodleZip | 208 East Main Ave.**
Downtown Design Review 23

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny

OTHER BUSINESS

6. **Review of Proposed Amendments to Downtown Sign Ordinance 27**



7. **Staff Report on Verification of Primary Residency43**
8. **Summary from June 7 Bismarck-Mandan Development Association Meeting on Renaissance Zone**
- 9 . **Update from Downtowners Association**

ADJOURNMENT

10. **Adjourn.** The next regular meeting date is scheduled for **July 13, 2017.**

Enclosures: *Renaissance Zone Project Status Spreadsheet*
 CORE Incentive Grant Program Project Status Spreadsheet

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
May 11, 2017**

The Bismarck Renaissance Zone Authority met on May 11, 2017 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chairman Walth presided.

Authority members present were, Joe Fink, Chuck Huber, Todd Van Orman and Chairman Walth.

Authority members Josh Askvig, Jim Christianson, and George Keiser were absent.

Technical Advisor Bruce Whittey was present while Steph Smith was absent.

Staff members present were Brady Blaskowski (Building Official), Sandra Bogaczyk (Office Assistant), Carl Hokenstad (Director of Community Development), Will Hutchings (Planner), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager), Daniel Nairn (Planner) and Charlie Whitman (City Attorney).

Guests present were Kate Herzog and Madison Cermak (Downtowners Association), Jerry Woodcox (Burleigh County Commissioner), Scott Bina (Mann Signs), Mike Joyce (Applicant), Jason Ehlert (ND Building Trades), Devon Cooper and Loren Galpin (Galpin Company), Mahalia Mees (Artist), Doug Ness (Active Life Chiropractic), and Dave Schlafmar (6 Step Prep).

CALL TO ORDER

Chairman Walth called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the April 13, 2017 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Huber to approve the minutes of the April 13, 2017 meeting with corrections. The motion passed unanimously with members Fink, Huber, Van Orman and Chairman Walth voting in favor.

CORE INCENTIVE GRANT PROGRAM

208 EAST MAIN AVENUE - FAÇADE RENOVATION

Mr. Nairn stated that Mike Joyce is requesting funding from the CORE Technical Assistance Bank to obtain professional design services for renovations to the façade of 208 East Main

Avenue. The program provides a 75% match for architectural services up to a maximum of \$2,475 or 30 hours of work. The work must be performed after approval to be eligible for reimbursement.

Mr. Nairn explained that during the April 13, 2017 meeting, the Renaissance Zone Authority denied the applicant's request for funding from the Façade Incentive Grant Program due to insufficient information about the final designs and a lack of clarity that all signs of blight or poor visual appearance would be addressed by the project. The Renaissance Zone Authority signaled an openness to utilizing the Technical Assistance Bank program if a formal request were to be made by the applicant.

Mr. Nairn stated that the ground-floor storefronts are currently vacant, although Noodlezip restaurant, a recently approved Renaissance Zone project, intends to occupy the east side. The second floor is used for five apartment units. The building was constructed in 1918 and is a contributing structure to the Downtown Bismarck Historic District and individually eligible for the National Register of Historic Places.

During the review process of the Renaissance Zone lease project within this building, the Renaissance Zone Authority asked staff to approach the building owner about utilizing the CORE Incentive Grant program for this building.

Mr. Nairn stated that, based on the staff report, staff recommends approval of the request for funding from the CORE Technical Assistance Bank Program to assist with design of the rehabilitation of 208 East Main Avenue.

Mr. Huber thought the owner's decision to continue working with the Renaissance Zone Authority is a very positive outcome and relationship between the city and business owners.

Chairman Walth opened the public hearing.

Mr. Van Orman asked if the architect who worked on 210 East Main Avenue, next door, was the same one working on this project. Mr. Nairn and Mr. Joyce confirmed that Cole Johnson of EAPC is the same architect on both projects on Main Avenue.

There being no more comments, Chairman Walth closed the public hearing.

MOTION: A motion was made by Mr. Huber and seconded by Mr. Fink to approve the request for funding from the CORE Technical Assistance Bank Program to assist with design services for renovations to the façade at 208 East Main Avenue. The motion passed unanimously with members Fink, Huber, Van Orman and Walth voting in favor.

DOWNTOWN DESIGN REVIEW

501 EAST MAIN AVENUE – WALL SIGNS

Mr. Nairn stated that the applicant is requesting downtown design review approval for the installation of two wall signs on a building at 501 East Main Avenue. The purpose of the signs is to identify the ownership of the building as “5 Main.”

Mr. Nairn cited Title 4-04-09: “Only one wall sign for each main floor or basement business is permitted. Second floor businesses may utilize wall signs to advertise their establishments but must do so between floors and not below their floor.”

Mr. Nairn further explained that because the request is for two signs for the same business, this request does not meet the requirement. In addition, there is a “5 Main” sign on the opposite side of the building at the corner of East Main Avenue and North 5th Street and there is a freestanding sign for “5 Main” at the entrance of the parking area.

Mr. Nairn stated that staff are currently proposing changes to the downtown sign ordinance. The draft currently proposed eliminates the restriction of only one sign per business. Revised sign regulations must be approved by the City Commission before they take effect. Mr. Nairn stated that, based on staff report findings, staff recommends denial of the proposed design as presented in all submitted documents and materials.

Chairman Walth opened the public hearing.

Mr. Galpin stated that although he recognized the reasoning behind staff findings to deny the application, he asked Authority members to approve this request based on the property’s unique qualities and a high rate of illegal parking. He continued that the intent of the signs is to identify the buildings to help prevent the parking difficulties.

Chairman Walth stated that he hesitated giving approval before the new sign ordinance is approved, given that the ordinance explicitly limits the number of signs allowed per business to one. Mr. Whitman stated that Authority members could approve conditionally pending the sign ordinance approval. Mr. Galpin stated that he would prefer not having to re-apply for the same request.

There being no more comments, Chairman Walth closed the public hearing.

Mr. Fink stated that he was hesitant to approve conditionally, but would rather continue the request until the ordinance was amended, and Chairman Walth agreed.

Mr. Fink motioned to continue the request to approve the sign at 501 East Main Avenue. The motion died with no second approval.

Mr. Huber stated that a distinction could be made between a sign for a business, as referenced in the ordinance, and a sign for a building. Building names add to the city's identity and orientation beyond the purpose of business signs.

Mr. Whitman stated that the ordinance has used building signs and business signs interchangeably but noted that the signs would conform to the new sign ordinance, in its current draft form.

MOTION: A motion was made by Mr. Huber and seconded by Mr. Van Orman to approve the installation of two wall signs for the building at 501 East Main Avenue conditional to the city commission passing the sign ordinance and the signs conforming to the provisions of the new ordinance. The motion passed with members Huber, Van Orman and Walth voting in favor with member Fink voting against.

520 EAST MAIN AVENUE – MURAL

Mr. Nairn stated that the applicant is requesting downtown design review approval for a mural on the south Main Avenue side of the Seeds of Hope building at 520 East Main Avenue. The artist has received a grant to create a public mural and is also participating in the alley art project between North 5th and North 6th Streets.

Mr. Nairn stated that the theme of the art would be angel wings in reference to the shop's work in the community. The applicant supplied a proposed design and other materials for review and distributed to Renaissance Zone Authority members.

Mr. Nairn stated that it is unclear whether the proposed design conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies, as modifications of building exteriors are subject to those guidelines. Based on staff findings, staff recommends reviewing all submitted materials and making a determination.

Chairman Walth opened the public hearing.

Ms. Mees stated that the artwork would be a painted angel motif celebrating the business owner's contributions to the community. She stated that the artwork would achieve a three-dimensional effect and have interactive qualities where passers-by could stand in front of the artwork and appear as if they were wearing the angel wings.

Chairman Walth asked if there was any guidance from a city ordinance regarding public art. Mr. Nairn stated that there is not.

Mr. Fink asked what material the artwork would use. Ms. Mees answered that she would seal the paint for durability and watch that it would not be vandalized.

Mr. Whittey expressed concern with maintenance, especially since there is no contract with any source to maintain the façade alteration. Chairman Walth suggested a letter from the business might hold them to maintaining the integrity of the artwork. Mr. Huber also stated that in the absence of an ordinance regarding public art, specifically, and no design review committee criteria that he did not feel comfortable voting until more guidance could be provided. Chairman Walth agreed.

Chairman Walth also stated that he struggles with the artwork being placed on the front, Main Avenue, side of the building.

Ms. Herzog agreed that introducing materials not currently allowed on a front façade would be setting an odd precedent without review board guidelines first being created. Ms. Herzog suggested that since the current wood façade on the building is no longer allowed in the downtown district, that perhaps it would be in everyone's best interest to first allow a technical assistance grant to update the façade before adding art to the exterior. Ms. Hertzog stated that she has looked at historical pictures of the building and that brick exists underneath the cedar façade application.

Mr. Galpin stated that he was concerned about the longevity of artwork and suggested that artwork should be ephemeral and be replaced annually. He also thought that since there is a proliferation of bars in the area that the artwork would entice people to vandalize the mural. Ms. Mees stated that there is no history of vandalism in the area and stated that she has not seen any such activity in the art alleys, nor any evidence on social media, where it might be easier to do unlawful acts.

There being no more comments, Chairman Walth closed the public hearing.

MOTION: A motion was made by Mr. Huber and seconded by Mr. Van Orman to table the request for a mural on the façade of the building at 520 East Main Avenue until public art guidelines are developed. The motion passed unanimously with members Fink, Huber, Van Orman and Walth voting in favor.

OTHER BUSINESS

PROPOSED AMENDMENTS TO DOWNTOWN SIGN ORDINANCE

Chairman Walth stated that he prefers only hearing questions and comments this month on the proposed draft amendments to the sign ordinance, and to delay any actions until more members are present.

Chairman Walth asked what is a privilege panel in reference to item 4g under 04-04-09 of the Downtown Sign Ordinance. Mr. Nairn stated that it is a company sign which is hung at a business, like a diner might hang a soda pop company logo behind the counter. Currently, the ordinance only allows 20 percent of a sign to be used for the off-premise product and the proposed ordinance reduces this to 10 percent.

Chairman Walth asked Authority members if they thought, in reference to 04-04-09 5b and Option 1, which is the Staff recommendation, if 3 square feet of sign area for every one linear foot of the building frontage on a street is too much signage.

Mr. Nairn called attention to Option 2, also shown in the distributed packet, which allows for two (2) square feet of signage per linear foot of frontage.

Chairman Walth suggested 2.5 square feet of sign area per square foot of frontage and 1 square foot of signage to 1 linear foot on a secondary façade.

Chairman Walth also thought, in reference to ordinance 04-04-09.5a, that allowing at least one 48 square foot sign, which translates to a 6 foot by 8 foot sign, regardless of the street frontage width seemed too liberal an allowance, although a 3 foot by 16 foot did not seem as intrusive.

Chairman Walth also questioned the redundancy of ordinance 04-04-09.7b and 7h, which was confirmed by Mr. Nairn.

Chairman Walth stated, in reference to 04-04-09.10a, that a monument sign not exceeding 4 feet in height or a sight triangle height of 3 feet seems too small an allowance. Ms. Lee stated that the height for monument signs in the sight triangle is a safety issue and therefore limited in height. Chairman Walth suggested increasing the height of monument signs outside of sight triangles to 8 feet.

Mr. Fink asked if the sign companies was well-attended. Mr. Nairn stated that the meetings had a good representation of sign companies as well as the Downtowners Association.

Chairman Walth opened the public hearing.

Mr. Bina thanked the Authority for involving sign companies in the process, thought that the proposed changes were good for their company and for the City, and did not think a lot needed to be changed to the proposal.

Chairman Walth stated that ordinance 04-04-09.13, which pertains to public art, needs to be looked at closely and suggested that more artists, or professionals in the art community, along with the Downtowners and downtown businesses should perhaps play a part with a possible public art board, or assembly, that may be formed.

Ms. Herzog reminded Authority members that the Art Alley program was a juried event including business owners and artists.

There being no more comments, Chairman Walth closed the public hearing.

Chairman Walth asked staff to prepare some feedback for the next meeting from various members of the community regarding their thoughts about public artwork and installations in the downtown area.

Mr. Fink asked if roof signs would be grandfathered and Mr. Nairn confirmed that they would unless, according to ordinance 4-04-09.3 regarding non-conforming signs, the sign would remain in place unless the sign is removed, abandoned, demolished, relocated, or remodeled to an extent greater than 50 percent of the sign's value.

UPDATE FROM DOWNTOWNERS ASSOCIATION

Chairman Walth tabled items 6, 7 and 8 due to Authority members' schedules, until the following meeting.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:07 p.m.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

Curt Walth
Chairman



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division


Agenda Item # 2

June 8, 2017

Application for: Renaissance Zone Designation

TRAKiT Project ID: RZ2017-007

Project Summary

<i>Title:</i>	Residential Condo – Unit 302	
<i>Project Type:</i>	Purchase of Primary Residence	
<i>Status:</i>	Renaissance Zone Authority	
<i>Applicant(s)</i>	Mark Ruhland	
<i>Owner(s):</i>	Mark Ruhland (pending)/Pine Properties, LLC	
<i>Project Description:</i>	The applicant has purchased a 2,190 SF condominium in the Broadway Centre building and will use the condominium as a full-time residence	
<i>Street Address:</i>		100 West Broadway Ave Unit 302
<i>Legal Description:</i>		Lots 1-24, Block 58, Original Plat
<i>RZ Block #</i>		2B

Project Information

<i>Parcel Size (square feet):</i>	90,000	<i>Building Floor Area (square feet):</i>	2,190	<i>Estimated Property Tax Benefit:</i>	\$25,000 over 5 years (100%)
<i>Lease Area (square feet):</i>	N/A	<i>Certificate of Good Standing:</i>	Received	<i>Estimated Income Tax Benefit:</i>	\$5,000 over 5 years.

Staff Analysis

The applicant has purchased a condo within a previously approved and completed Renaissance Zone project (Project 80-B) and has confirmed that the condo will be the owner's primary residence.

If approved, this condominium would be the seventh residential Renaissance Zone project within the Broadway Centre building. This condominium unit is being sold for the first time.

In addition to a 5-year property tax exemption, an individual taxpayer who purchases or rehabilitates a single-family residential property for the individual's primary place of residence as a Renaissance Zone project is exempt from up to \$10,000 of personal

income tax liability for five taxable years beginning with the date of occupancy or completion of rehabilitation.

The applicant would remain eligible for the tax incentive only as long as the property continues to be used as a primary residence. However, the property may be transferred to another primary residential owner and the incentive would continue for the remainder of its 5-year term.

Required Findings of Fact

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan.

2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

Broadway Avenue, a 100% property tax exemption on the value of the condominium and an exemption up to \$10,000 from personal state income tax for five years beginning with the date of occupancy.

Staff Recommendation

Based on the above findings, staff recommends approval of the designation of the purchase of a primary residence in the building at 100 West

Attachments

1. Renaissance Zone Criteria Scoring Sheet
 2. Location Map
-

Staff report prepared by: Daniel Nairn, AICP Planner
701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Criteria Project Scoring Sheet

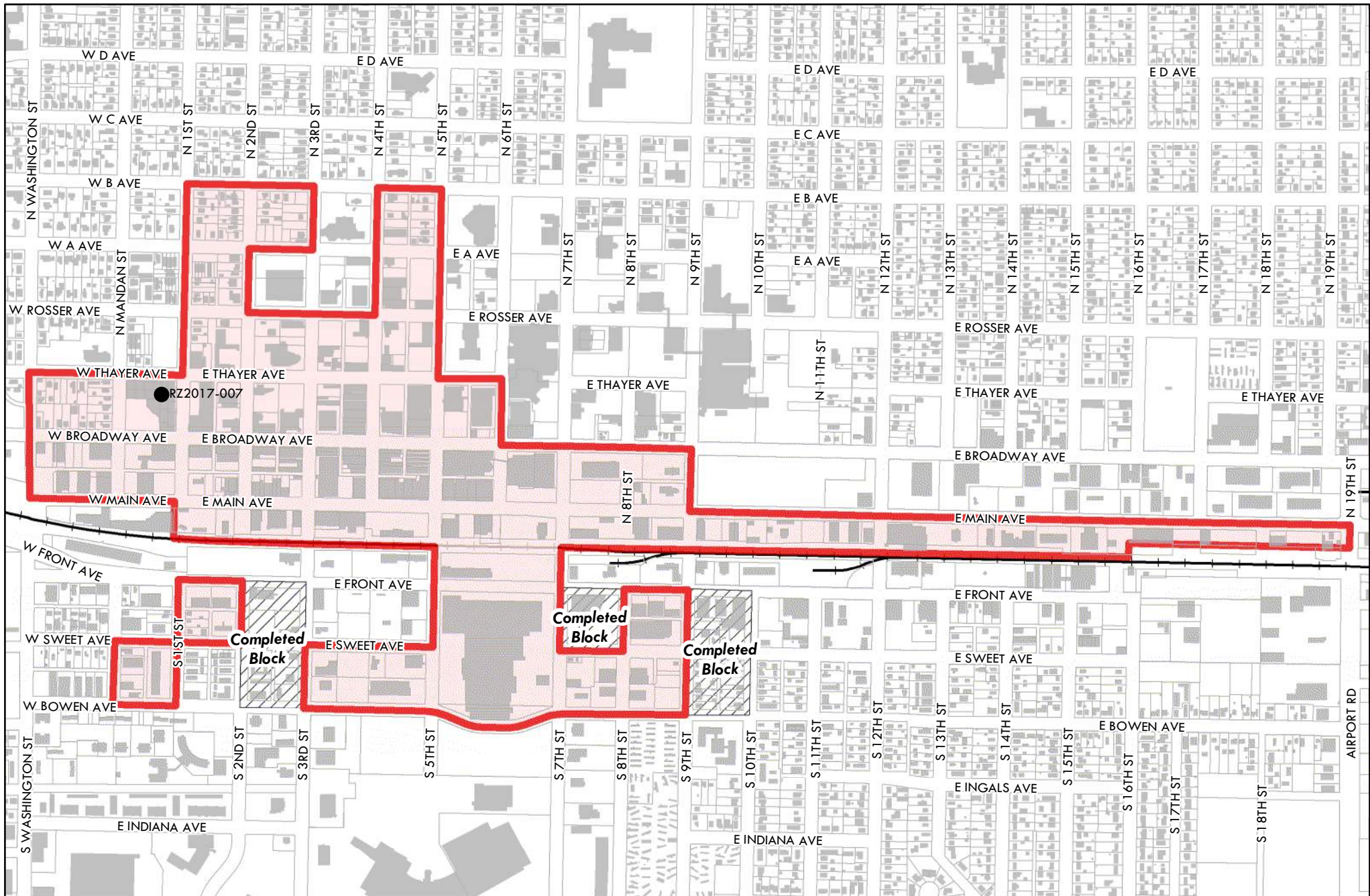
Title:	Residential Condo – Unit 302 (scored as component of Broadway Centre)	Current Valuation:	\$274,700 (will increase with finished improvements)
Project Type:	Primary Residential	Proposed Capital Investment:	N/A

Minimum Criteria for Proposals Involving a Purchase:		Possible Points	Staff Rating
1	Project consistent with the Renaissance Zone Development Plan, specifically: A1: Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions. A3: Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year. G1: Promote the Renaissance Zone as a location for new housing opportunities within the community. G3: Continue to support the creation of market-rate rental housing and owner-occupied housing choices to create balance in the downtown housing market.	20	20
2	Significant level of investment based on guidelines for residential projects	20	20
Subtotal		40	40

Project Review Guidelines - Required:			
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	10
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Subtotal		20	10
TOTAL		120	110

Renaissance Zone Program - Project Location Map





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division


Agenda Item # 3

June 8, 2017

Application for: Renaissance Zone Designation

TRAKiT Project ID: RZ2017-008

Project Summary

<i>Title:</i>	Residential Condo – Unit 320	
<i>Project Type:</i>	Purchase of Primary Residence	
<i>Status:</i>	Renaissance Zone Authority	
<i>Applicant(s)</i>	Lester and Patricia Neff	
<i>Owner(s):</i>	Lester and Patricia Neff (pending)/Pine Properties, LLC	
<i>Project Description:</i>	The applicant has purchased a 2,514 SF condominium in the Broadway Centre building and will use the condominium as a full-time residence	
	<i>Street Address:</i>	100 West Broadway Ave Unit 302
	<i>Legal Description:</i>	Lots 1-24, Block 58, Original Plat
	<i>RZ Block #</i>	2B

Project Information

<i>Parcel Size (square feet):</i>	90,000	<i>Building Floor Area (square feet):</i>	2,514	<i>Estimated Property Tax Benefit:</i>	\$25,000 over 5 years (100%)
<i>Lease Area (square feet):</i>	N/A	<i>Certificate of Good Standing:</i>	Received	<i>Estimated Income Tax Benefit:</i>	\$5,000 over 5 years.

Staff Analysis

The applicant has purchased a condo within a previously approved and completed Renaissance Zone project (Project 80-B) and has confirmed that the condo will be the owner's primary residence.

If approved, this condominium would be the eighth residential Renaissance Zone project within the Broadway Centre building. This condominium unit is being sold for the first time.

In addition to a 5-year property tax exemption, an individual taxpayer who purchases or rehabilitates a single-family residential property for the individual's primary place of residence as a Renaissance Zone project is exempt from up to \$10,000 of personal

income tax liability for five taxable years beginning with the date of occupancy or completion of rehabilitation.

The applicant would remain eligible for the tax incentive only as long as the property continues to be used as a primary residence. However, the property may be transferred to another primary residential owner and the incentive would continue for the remainder of its 5-year term.

Required Findings of Fact

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan.

(continued)

2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

Broadway Avenue, a 100% property tax exemption on the value of the condominium and an exemption up to \$10,000 from personal state income tax for five years beginning with the date of occupancy.

Staff Recommendation

Based on the above findings, staff recommends approval of the designation of the purchase of a primary residence in the building at 100 West

Attachments

1. Renaissance Zone Criteria Scoring Sheet
2. Location Map

Staff report prepared by: Daniel Nairn, AICP Planner
701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Criteria Project Scoring Sheet

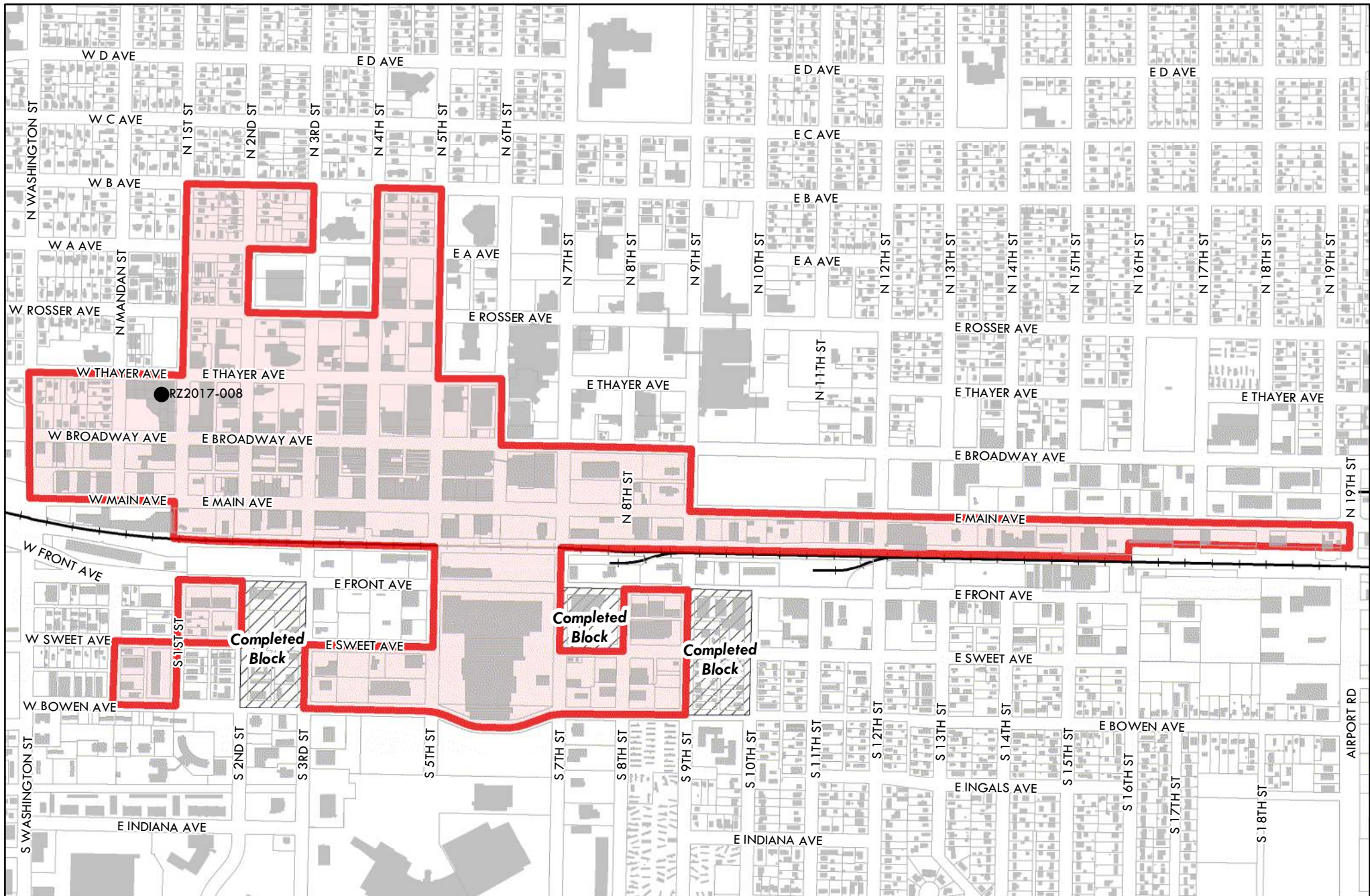
Title:	Residential Condo – Unit 320 (scored as component of Broadway Centre)	Current Valuation:	\$274,700 (will increase with finished improvements)
Project Type:	Primary Residential	Proposed Capital Investment:	N/A

Minimum Criteria for Proposals Involving a Purchase:		Possible Points	Staff Rating
1	Project consistent with the Renaissance Zone Development Plan, specifically: A1: Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions. A3: Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year. G1: Promote the Renaissance Zone as a location for new housing opportunities within the community. G3: Continue to support the creation of market-rate rental housing and owner-occupied housing choices to create balance in the downtown housing market.	20	20
2	Significant level of investment based on guidelines for residential projects	20	20
Subtotal		40	40

Project Review Guidelines - Required:			
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	15	15
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	60
TOTAL		100	100

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	10
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Subtotal		20	10
TOTAL		120	110

Renaissance Zone Program - Project Location Map





STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 4

June 8, 2017

Application for: CORE Incentive Grant Program

TRAKiT Project ID: CORE2017-002

Project Summary

Title:	Renovation to Fitness Center
Project Type:	Technical Assistance Bank
Status:	Renaissance Zone Authority
Applicant(s):	Tana Trotter, Proximal 50 Cole Johnson, EAPC Architects
Owner(s):	Herman Eggers Revocable Living Trust
Street Address:	122 North Mandan Street
Legal Description:	Lots 1-6 and Lot 36, Block 30, Original Plat and all vacated alleys adjacent to said lots.
Project Description:	Procure architectural design work for the reuse of the building as a fitness center.



Project Information

Parcel Size (square feet):	26,250	Building Floor Area (square feet):	12,958	Incentive Requested:	A 75% match for architectural services up to \$2,475.
Total Project Cost	\$350 – 400,000	Contractor:	EAPC Architects		



Existing Building at 122 North Mandan Street

Staff Analysis

The applicant is requesting CORE Technical Assistance Bank funding for a 75% match of architectural services up to \$2,475 for the remodel of an existing retail space into a fitness facility.

Proximal 50 opened a fitness facility in 2016 on West Divide Avenue and intends to lease the space previously occupied by One Source Lighting for a second facility in downtown Bismarck. The estimated completion date for improvements is December, 2017.

The designs of the remodel have not been produced yet, but the applicant intends to update the exterior with new windows, signage, and paint. The interior will

(continued)

be updated with new flooring, lighting, and paint, along with the addition of two locker rooms.

The property owner represented by trustee Ann Farrell has signed this application and consented to the request. The design work is expected to begin in July upon Commission approval of the Technical Assistance Bank project. A request for Downtown Design Review approval, and possibly a CORE Façade Incentive Grant or Renaissance Zone project, will be presented to the Renaissance Zone Authority in the future. Unlike the Façade Incentive Grant, the Technical Assistance Bank can be combined with a Renaissance Zone application.

The property is listed as a contributing structure of the Downtown Bismarck Historic District on the national register. Built in 1929, the building original functioned as a garage and salesroom for International Harvester equipment. An excerpt from the Historical Architectural Inventory and Evaluation of Downtown Bismarck is attached.



State Historical Society of North Dakota
Historic Photo of the west façade of 122 N. Mandan

A Technical Assistance Bank grant of \$2,475 was awarded on this property in 2012 to Laughing Sun Brewing Company, LLC for a feasibility study to evaluate a possible relocation. The applicant conducted

the study but opted to not relocate to the building. Program Guidelines do not allow another Technical Assistance Bank grant on any property within two years, but this window has lapsed and the property is again eligible for this program.

Required Findings of Fact

Technical Assistance Bank Program

1. The property is located within the Tax Increment Financing District for downtown Bismarck.
2. The project supports the recommendations of the 2013 Downtown Bismarck Plan, as well as the approved 2015 Downtown Design Guidelines.
3. The work performed is intended to be preliminary in scope, and funding will not be used for construction activity.
4. The property is not exempt from general taxation.
5. The professional services obtained through funding from this grant will be for façade design work or other eligible technical services.
6. No Technical Assistance Bank grant has been awarded within the last two (2) years.

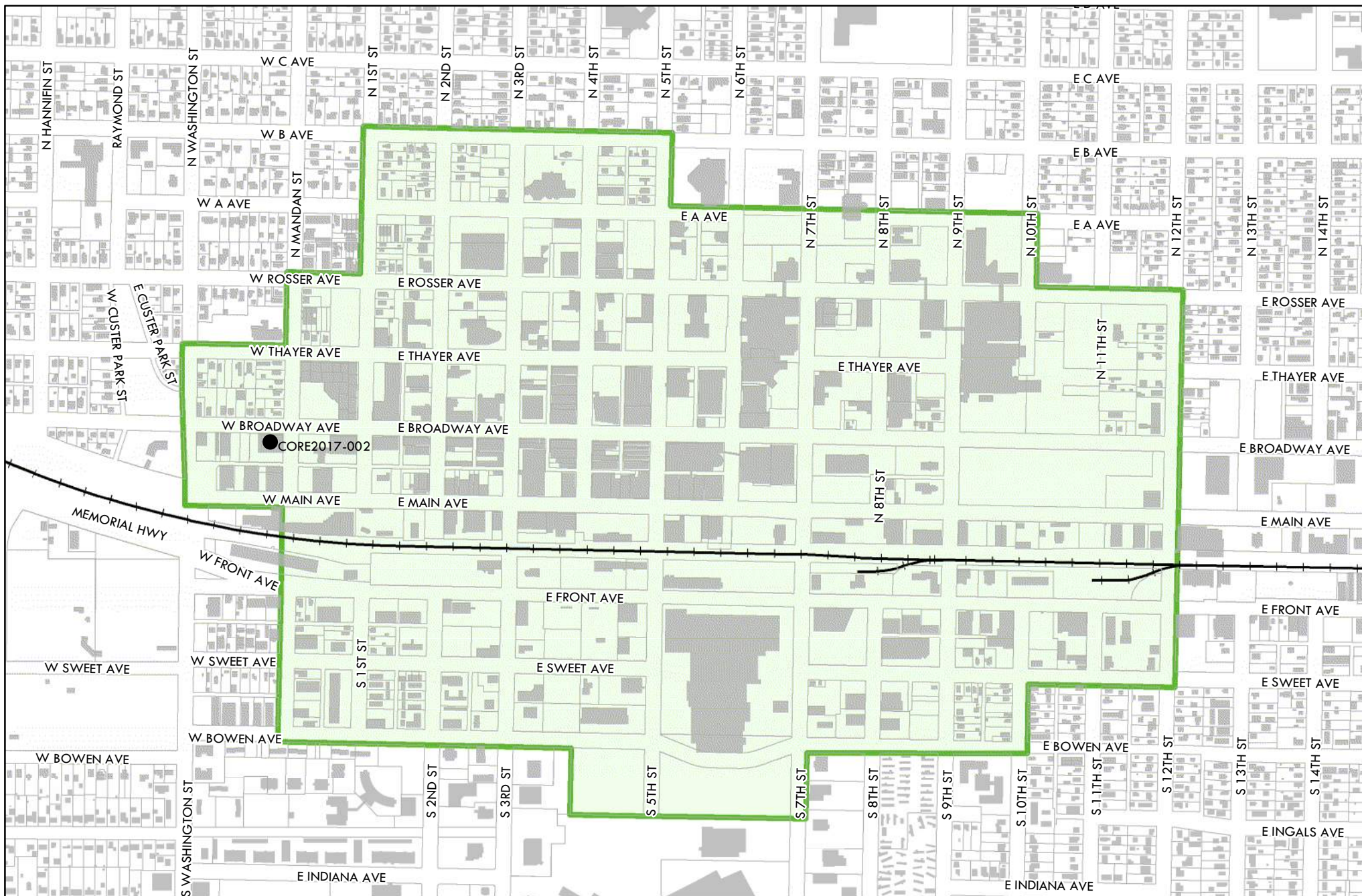
Staff Recommendation

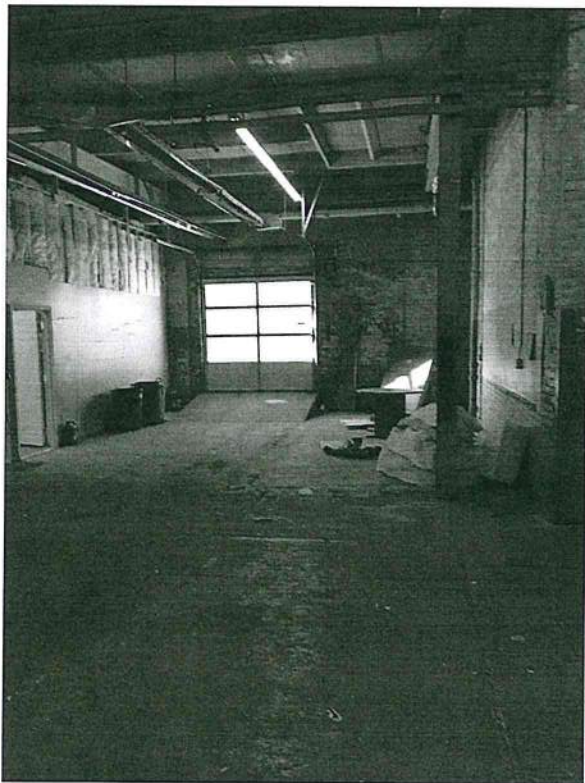
Based on the above findings, staff recommends approval of the request for a grant from the Technical Assistance Bank Program for a 75% match for services up to 2,475.

Attachments

1. Location Map
2. Interior photos submitted by applicant
3. Excerpt from the 2000 Downtown Bismarck Historic Inventory

CORE Incentive Grant Program - Project Location Map





The second story facade is a red brick wall fairly-richly embellished by ornamental elements popular to turn-of-the century commercial architecture. Narrow brick pilasters frame the wall; each is adorned by long drops of recessed brick and recessed brick in a crucifix motif. A corbeled cornice with dentil band trims the roof line and visually supports a gabled parapet. A well-balanced tri-front window serves as the facade's primary focal point. Highly reminiscent of the Palladian motif, it features a large arch-topped opening flanked on each side by a smaller opening under a segmental-arch lintel. Thick brick posts between the openings are adorned by long drops of recessed brick and recessed brick in a crucifix motif, similar to the pilasters. A prominent keystone crowns the center arch. It, in turn, is adorned by a projecting cap of light tan corbeled brick and a decorative red and tan brick element that rises to the peak of the gabled parapet. Additional visual relief is provided by other details of light tan brickwork, including a continuous header sill at the windows, a projecting course of header brick outlining the top of the window arches and posts, two corbeled stringcourses underscoring the cornice, and short piers at each end of the parapet. The only major modification to the facade has been the installation of small casement units and infill at the tri-front window.

32BL227: International Harvester Garage at 122 N. Mandan St.

Contributing

The International Harvester Garage stands at the southwest corner of N. Mandan St. and E. Broadway Ave. The International Harvester Company of America applied for a permit from the City of Bismarck to build a "service station" at this location in 1928. Plans for the garage reportedly were prepared by the company. "Redling and Hanson" were to serve as the builders. City tax assessment records list that the garage was completed in 1929. International Harvester trucks were apparently sold and serviced at the garage until the late 1940s.

The building is made of reinforced concrete. Both street facades are finished by red brick walls. The N. Mandan facade (east elevation) serves as the building's primary retail facade. It is distinguished by a parapet that rises to a central pediment between low steps. Original finishing details of note include stone coping at the parapet and enameled porcelain panels at the foundation line. The storefront nearly fills the main wall. It has a central recessed entry between brick panels which, in turn, are flanked by several banks of original aluminum-sash display windows. Modern alterations to the storefront include the installation of an aluminum-sash glass replacement door and the placement of corrugated metal sheeting over the transom area.

The storefront includes one finished bay at the front (east) end of the E. Broadway facade (north elevation). This bay has concrete coping on the flat parapet wall, a bank of aluminum-sash display windows, and porcelain enamel panels at the foundation line. Window transoms have been covered by corrugated metal sheeting.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 5

June 8, 2017

Application for: Downtown Design Review

TRAKiT Project ID: DDR2017-008

Project Summary

Title:	Noodlezip Sign
Status:	Renaissance Zone Authority
Owner(s):	Marty Lee, Noodlezip
Project Contact:	Scott Bina, Mann Signs
Location:	408 East Main Avenue
Request:	Approve the design for a new sign, including proposed modifications to be made.



Existing sign at 408 East Main installed in May 2017

Staff Analysis

The applicant is requesting downtown design review approval of a sign installed on the south façade of 408 Main Avenue for the Noodlezip restaurant. The restaurant is scheduled to open in early July and has been approved as a lease Renaissance Zone project.

The sign was installed in early May, but was not compliant with the downtown sign ordinance and did not receive a sign permit or downtown design review

approval. The applicant has contracted with Mann Signs to bring the sign into compliance and has filed for a sign permit.

The sign will meet all requirements of the downtown sign ordinance for wall signs after 1" raised letters are installed on the face of the sign. The applicant also intends to install a raised logo to match the lettering.

Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed sign design as presented in all submitted documents and materials, with the condition that any substantive revisions to the

(continued)

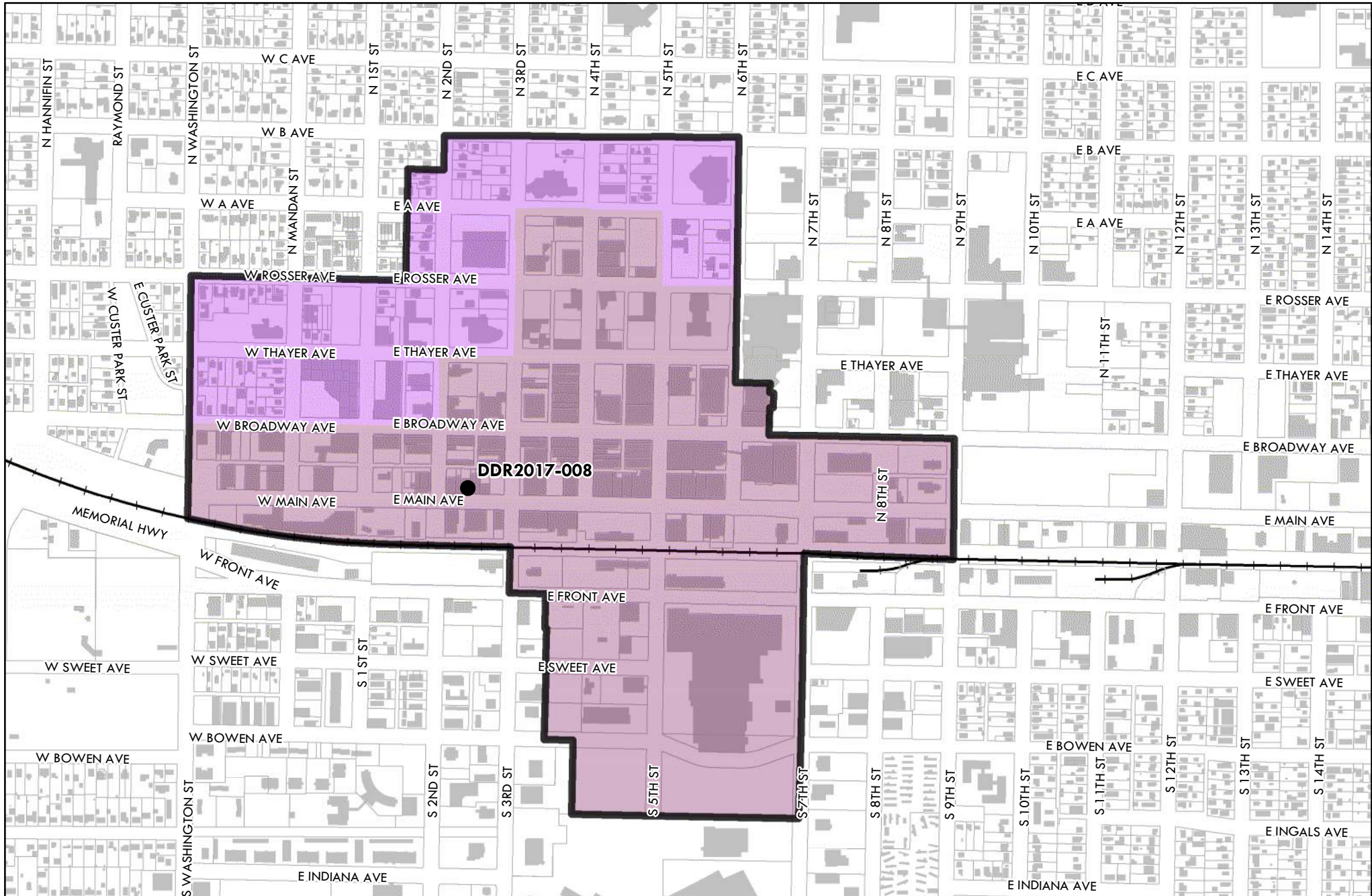
approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
 2. Submitted design documents
-

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1845 | dnairn@bismarcknd.gov

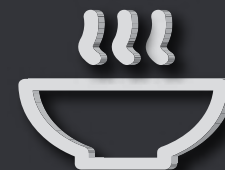
Downtown Design Review - Project Location Map



187.125"

noodlezip

AUTHENTIC. CASUAL. ASIAN.



31.125"



mann
SIGNS, INC

1507 Continental Ave
Bismarck, ND 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

NOODLE ZIP

APPROVAL:

X

DUE TO VARIATIONS IN OUTPUT
DEVICES, THE COLORS SHOWN
HERE MAY NOT REFLECT
ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN
THIS ARTWORK ARE THE PROPERTY
OF MANN SIGNS, INC. AND
MAY NOT BE USED IN WHOLE
OR PART WITHOUT WRITTEN
CONSENT FROM MANN SIGNS, INC.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 6

May 11, 2017

Application for: Ordinance Text Amendment

Project Summary

<i>Title:</i>	Amendments to Downtown Sign Ordinance
<i>Status:</i>	Renaissance Zone Authority
<i>Project Contact:</i>	Daniel Nairn, AICP, Planner
<i>Sections Amended:</i>	Title 4-04-04 Amendments to The Code; Title 04-04-09
<i>Request:</i>	Amend the downtown sign regulations according to the attached draft

Staff Analysis

The Renaissance Zone Authority review draft amendments to the downtown sign ordinance during their April 11, 2017 meeting and requested a second meeting to review and finalize their recommendation.

The changes made since the previous meeting have been highlighted in the attached draft. They include:

- The prohibition of portable signs (this clarifies what has been the interpretation of the existing ordinance).
- A reduction of allowable signage on the primary façade of the DC District from 3 to 2 ½ SF and on a secondary façade from 1 ½ to 1 SF per linear foot of street frontage.
- Elimination of the 48 foot and 24 foot floors on the allowable sign area.
- Clarification on how primary street frontage is determined.
- An increase in the allowable height of monument signs outside of sight triangles from 4 feet to 8 feet.
- Inclusion of four criteria to evaluate applications for public art.

Public Art

The Renaissance Zone Authority asked staff to provide guidance on applications for public art, in particular. Staff has reviewed similar guidelines in other cities, met with Eileen Walsh from the Dakota West Arts Council, and engaged others for input on a possible policy for the City of Bismarck.

The Dakota West Arts Council has a draft public art policy that is intended to be shared by the Bismarck Parks and Recreation District and the City of Bismarck. The policy details the acquisition, selection, and retention process for art owned by these government entities and displayed on public buildings. There may also be grant opportunities available to create a community-wide arts plan to engage the public and explore this topic further. Grand Forks has recently completed such a plan, and Fargo has established a task force to do so.

The process for creating a full public arts policy or plan could be lengthy. In the meantime, staff recommends including some simple requirements within the sign ordinance to address imminent requests for approval of murals or other artwork.

Typically, a robust selection process and evaluation criteria are used by cities when the art is publically funded, but a much simpler set of requirements applies to art installed on private property with private funds.

(continued)

Staff recommends requirements limit art fronting public rights of way, commercial messaging, on vacant structures, and on historic structures. These guidelines focus more so on the appropriate placement of the installation than the content or quality of the artwork itself.

Revisions to Sign Ordinance

The Planning and Building Inspections divisions of the Community Development Department have drafted proposed amendments to the regulations governing signs in the downtown. Although ordinance amendment procedures do not require a recommendation from the Renaissance Zone Authority, staff is seeking input because this Authority will be reviewing all signs in the downtown and applying these regulations.

Staff met with representatives from the sign industry and the Downtowners business association on March 29 and May 2. A draft is attached to this staff report. The final step in the amendment process will be two meetings with the Board of City Commissioners.

The basis for these amendments is in the 2013 Downtown Subarea Plan and the 2015 Downtown Design Guidelines. Many of the goals of these plans relate to signs, such as creating a coherent downtown image, creating a walkable human-scaled environment, and fostering a vibrant and attractive business climate. The intent of these amendments is to support these previously adopted goals and provide staff and the Renaissance Zone a clear and consistent means for evaluating all new sign requests.

The following is a list of substantive changes to the ordinance:

- The maximum allowable area of signs on a lot is based on the amount of street frontage of the lot. More sign area is allowed on the primary frontage than the secondary, and more sign area is allowed in the Downtown Core than the Downtown Fringe.
- Monument signs, low-profile signs with a solid base, are permitted in certain circumstances.
- There is no restriction in the number of signs allowed per business, as long as the maximum area is not exceeded.
- Projecting signs can extend outward 4', rather than 3', and must have relief lettering (currently required for wall signs). The amount of relief is based on the size of lettering.
- Projecting signs may not extend above the second story window or roofline.
- All signs above a right-of-way require an encroachment agreement signed by the City Engineer.
- Signs would be allowed within alleys in certain circumstances.
- Roof signs and feather flag signs are prohibited.
- Maximum height for a pole sign is reduced from 40 feet to 25 feet.
- Window signs may not obstruct more than 25% of the transparent area.
- Non-commercial public art is exempt from dimensional requirements, but still must be reviewed by the downtown design review committee.
- The Downtown Design Review Committee (currently Renaissance Zone Authority) is granted authority to waive any provisions or impose additional requirements.
- All existing non-conforming signs can remain, unless they are changed to an extent greater than 50% of the sign's value.
- Definitions of common sign terms are added.

Required Findings of Fact (relating to land use)

1. The proposed text amendment would not adversely affect the public health, safety or general welfare;
2. The proposed text amendment is justified by a change in conditions since the ordinance was originally adopted or clarifies a provision that is

(continued)

confusing, in error or otherwise inconsistent with the general intent and purpose of the ordinance;

3. The proposed text amendment is consistent with the general intent and purpose of the ordinance; and
4. The proposed text amendment is consistent with the master plan, other adopted plans, policies and accepted planning practice.

Staff Recommendation

Based on the above findings, staff recommends forwarding a recommendation of approval of the

attached ordinance text amendment to the Board of City Commissioners.

Attachments

1. Draft ordinance amendments
2. Sample Right-of-Way Encroachment Agreement
3. Illustration of Allowable Sign Area
4. Inventory of Existing Downtown Signs
5. Peer Community Comparison Chart

Staff report prepared by: Daniel Nairn, AICP, Planner
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DRAFT Downtown Sign Ordinance

Amendments to City of Bismarck Code of Ordinances Title 4-04-09. Specific Provisions for Central Business District.

4-04-09. Specific Provisions for the Central Business District Downtown. ~~The central business district downtown~~ is described as those areas ~~of the downtown~~ located within the DC – Downtown Core and DF – Downtown Fringe zoning districts. Unless otherwise specified, the following provisions apply to the entire downtown area. Within this district:

1. **Purpose and Intent.** The purpose of this section is to promote the visual quality and economic vitality of the downtown core and downtown fringe districts by permitting signs that support the objectives of the Downtown Design Guidelines.
2. **Relation to Other Provisions.** Provisions of this section are required in addition to all general requirements of Chapter 4-04 of the Bismarck Code of Ordinances and the International Building Code. In the event that portions of this section conflict with other adopted provisions of local, state, or federal law, the more restrictive requirement shall apply.
3. **Non-Conforming Signs.** A previously-approved or permitted and properly-maintained sign that does not conform to current provisions of the ordinance will be allowed to remain in place unless the sign is removed, abandoned, demolished, relocated, or remodeled to an extent greater than fifty (50) percent of the sign's value.
4. **Prohibited Signs.** The following signs are prohibited within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
 - a. Off-premise advertising signs are prohibited, except when ancillary off-premise content, often known as privilege panels, occupy no more than ten (10) percent of all sign area on the lot.
 - b. Roof signs are prohibited.
 - c. Feather flag signs are prohibited.
 - d. Signs containing or utilizing flashing lights, noise, animation or moving images, or pyrotechnics are prohibited.
 - e. Signs containing any mechanical motion constituting a non-stationary position are prohibited, with the exception of rotating barber poles.
 - f. Portable signs that do not meet the provisions for sidewalk signs in this chapter are prohibited
 - g. All types of signs not specifically authorized within this chapter section or any other section of the Bismarck Code of Ordinances are prohibited in the central business district.
 - h. Privilege panel signs are prohibited except when eighty percent of their total area is devoted solely to the name of the business or firm upon which they are located.
5. **Allowable Sign Area.** The allowable cumulative sign area for all signs on any lot is based on the length of street frontage on the public right-of-way, other than alleyways, towards which the sign or signs are oriented.
 - a. In the DC - Downtown Core zoning district, the maximum area of a sign or signs along a primary street frontage is ~~three (3)~~ two and a half (2 ½) square feet of sign area for

every one (1) linear foot of the frontage on a street. For lots with multiple street frontages, the maximum area of a sign or signs along a secondary street frontage is ~~one and a half (1 1/2)~~ one (1) square feet of sign area for every one (1) linear foot of the frontage on a street. Allowable sign area is not transferable between street frontages. However, each street frontage shall be entitled to at least forty-eight (48) square feet of sign area, regardless of the street frontage width.

- b. In the DF - Downtown Fringe zoning district, the maximum area of a sign or signs along a primary street frontage is one (1) square foot of sign area for every one (1) linear foot of the frontage on a street. For lots with multiple street frontages, the maximum area of a sign or signs along a secondary street frontage is one-half (1/2) square foot of sign area for every one (1) linear foot of the frontage on a street. Allowable sign area is not transferable between street frontages. However, each street frontage shall be entitled to at least twenty four (24) square feet of sign area, regardless of the street frontage width.
 - c. The allowable cumulative sign area applies to wall signs, projecting signs, monument signs, pole signs, awning signs, canopy signs, and marquee signs. The sign area of window signs or sidewalk signs shall not be counted toward the allowable cumulative sign area.
 - d. For the purposes of this section, the primary street frontage shall be considered the side of the building with the primary public access to the building, which is the means by which the majority of the ground-floor space of the building is accessed. All other sides of a building shall be considered secondary street frontages, including any side of a building not directly fronting a public right of way, such as a side adjacent to a parking lot.
6. **Encroachment in Public Right of Way.** Prior to issuance of a sign permit for any sign that extends into or above a public right of way, either temporarily or permanently, the owner of the sign and the City of Bismarck shall enter into an encroachment agreement. The City Engineer is authorized to approve encroachment agreements for signs in the downtown, subject to prior approval by the Downtown Design Review Committee.
7. **Wall Signs.** Wall signs are permitted according to the following provisions:
- a. ~~Only one wall sign for each main floor or basement business permitted. Second floor businesses may utilize wall signs to advertise their establishments but must do so between floors and not below their floor.~~
 - b. The face of a wall sign shall be parallel to the plane of the wall it is mounted on and shall not project above or beyond the wall it is mounted on.
 - c. All signs placed against exterior walls of buildings and structures may not extend protrude more than twelve (12) inches from a wall's surface.
 - d. Signs painted directly on exterior walls or surfaces of a building are allowed, provided such signs are not located on the front façade of the building.
 - e. Non-illuminated wall signs, other than signs painted on an exterior wall of a building in accordance with this subsection, must be dimensional in nature, utilizing raised letters, numerals, etc., which must be at least one inch beyond the base surface of the sign. Lettering greater than six (6) inches in height must protrude at least one (1) inch from the base surface of the sign. Lettering greater than three (3) inches in height must likewise protrude at least one-half (1/2) inch, and lettering three (3) inches or less in height must likewise protrude one-quarter (1/4) inch.
 - f. ~~No combination of wall signs may exceed twenty-five percent of the wall surface in area.~~

~~g. Wall signs must be related to the primary business conducted within the building. Wall signs that advertise products, services or other messages not related to the primary business conducted within the building are prohibited.~~

~~h. A wall sign may not extend beyond the width of a building or project above the roof line.~~

~~i. Wall signs illuminated from within need not be dimensional in nature.~~

8. Canopy, Awning and Marquee Signs. Canopy signs, awning signs, and marquee signs are permitted according to the following provisions:

- a. A clear space of not less than seven (7) feet must be provided below all parts of a canopy, marquee, or awning sign above grade level.
- b. No canopy, awning, or marquee may extend into the sidewalk further than two (2) feet from the back of the street curb.
- c. Any canopy, awning, or marquee shall generally be located within a window and/or door recess
- d. The shape, color, and material of any awning or canopy shall complement the overall architectural design of the building and conform to the Downtown Design Guidelines.
- e. A marquee or awning sign must be fully contained within the fixture it is affixed to, and a canopy sign may not extend more than one (1) foot below the lowest point of the canopy.
- f. Signs shall be allowed on the vertical band or the valance of an awning and shall be discouraged on the sloped portion.
- ~~g. May be located beneath or above an overhead canopy but shall not project lower than seven feet above sidewalk.~~
- ~~h. May not extend more than twelve inches below a canopy.~~
- ~~i. May not extend closer than three inches from any edge of a canopy.~~

9. Marquee signs:

- ~~a. Shall be constructed entirely of metal or other approved materials.~~
- ~~b. May not exceed three feet in height nor may they project below or above the fascia of the marquee nor lower than nine feet above the sidewalk.~~
- ~~c. May extend the full length but in no case shall they project beyond the ends of the marquee.~~

9. Projecting Signs. Projecting signs are permitted according to the following provisions:

- a. A sign may not project from the face of any building or structure a distance more than four (4) feet, thirty-six inches, be less than ten feet or more than twenty feet in height.
- b. A clear space of not less than eight (8) feet must be provided below all parts of projecting signs above grade level, and no part of any projecting sign may be above the sill of any second floor window of the building or the parapet of the roof of the building.
- c. Non-illuminated projecting signs must be dimensional in nature, utilizing raised letters, numerals, etc. Lettering greater than six (6) inches in height must protrude at least one (1) inch from the base surface of the sign. Lettering greater than three (3) inches in height must likewise protrude at least one-half (1/2) inch, and lettering three (3) inches or less in height must likewise protrude one-quarter (1/4) inch.
- d. A projecting sign may not be permitted in an alleyway, unless the primary public access to the business or firm is obtained from the alley.
- ~~e. A projecting sign may not extend more than six feet above a building roofline.~~

- ~~f. Only one projecting sign for each main floor entrance is permitted.~~
- ~~g. A projecting sign may not originate from other than a main floor canopy, marquee or storefront.~~
- ~~h. Secondary main floor business may utilize a portion of any projecting sign.~~

10. Monument Signs. Monument signs are permitted according to the following provisions:

- a. A monument sign or any part thereof may not exceed ~~four (4)~~ eight (8) feet in height, as measured from the adjacent grade. Monument signs that are within the sight triangle, as defined in Section 14-02-03 of the City Code, shall be limited to three (3) feet in height.
- b. Monument signs shall be supported by two columns or have a solid base constructed of brick, stone, or a similar durable material complementary to the building material.
- c. No more than one (1) monument sign may be installed per street frontage on any lot or parcel. Parcels with multiple street frontages are permitted an additional monument sign for each additional frontage.
- d. A monument sign may not be installed on or extend above a public right of way.

11. Pole signs. Pole signs are permitted according to the following provisions:

- a. A pole sign may not be more than ~~forty feet~~ twenty-five (25) in height ~~nor extend more than three feet into a public access or right of way.~~
- b. A clear space of not less than eight feet (8) above ground level must be provided below the sign portion of a pole sign.
- c. No more than one (1) pole sign may be installed per street frontage on any parcel. Parcels with multiple street frontages are permitted an additional pole sign for each additional frontage.
- d. The visible supports of any pole sign shall be enclosed or covered with a decorative sheathing.
- ~~e. Pole signs must be constructed of approved materials.~~
- ~~f. A pole sign's support must be approved by the building official~~
- ~~g. Only one pole sign per business establishment is permitted.~~
- ~~h. A pole sign's support shall originate from the surface of the ground only.~~
- i. A pole sign may not be installed on or extend above a public right of way.

~~12. Roof signs~~

- ~~a. The message portion of roof signs must be three-dimensional.~~
- ~~b. Roof signs may not exceed twenty feet in height or extend beyond any building surface.~~

11. Window signs. Window signs are permitted according to the following provisions:

- a. Paper, ~~cardboard~~, or solid surface signs are not permitted on second floor windows or above.
- b. A window sign may not use letters more than six (6) inches in height.
- c. All window signs on a building may not occupy more than twenty-five (25) percent of the total transparent window surface, unless window signs are used for an appropriate screening function and are approved by the Downtown Design Review Committee.
- ~~d. Window signs may not advertise or identify a business other than the one contained therein.~~

~~12. Basement Business signs:~~

- ~~a. When not more than two businesses exist in a building basement, appropriate signs or directories to such businesses must be provided on the wall over the entrance to the basement. The signs or directories may not exceed eight square feet in area.~~
- ~~b. When only one business is utilizing a basement area, an appropriate wall sign may be provided.~~

12. Sidewalk Signs. Sidewalk signs, also known as A-frame or sandwich signs, are permitted according to the following provisions:

- a. All sidewalk signs must be portable.
- b. One sidewalk (1) sign ~~of this type will be~~ is allowed per place of ground-level business. Upper-floor businesses may not utilize sidewalk signs.
- c. The maximum width of a sidewalk sign shall be two (2) feet and the maximum height shall be ~~three (3)~~ four (4) feet. ~~for a total of six square feet of surface area per side.~~
- ~~d. The support of the sign shall be able to withstand a wind load of 30 MPH and maintain an upright position.~~
- e. A sidewalk sign shall be placed only where the minimum width of six (6) continuous feet for pedestrian movements can be maintained.
- f. Sidewalk signs may be placed on the sidewalk only during hours of operation and must be removed during non-business hours.
- g. Sidewalk signs shall not be illuminated.
- h. Sidewalk signs may not be placed in a location that creates a safety hazard by limiting visibility for pedestrians or motorists or obstructing any building ingress and egress.
- i. Streamers, flags, or banners shall not be attached to the any sidewalk sign or use the sign as an anchor.
- ~~j. The sign support and base shall not extend beyond the edge of the sign.~~
- ~~k. The sign shall be placed directly in front of the business and at the legal setback line or edge of right-of-way.~~
- ~~l. This type of sign is restricted to the Central Business District as defined herein (DC Downtown Core and DF Downtown Fringe zoning districts).~~
- m. Signs may be used for on-premise advertising only.
- n. A sign may not be placed on sidewalk (right-of-way) without first acquiring an encroachment agreement from the Engineering Department.

13. Public Art. All Downtown Design Review procedures shall be followed for any installations of murals or public art visible from a public right-of-way. Use of non-primary building façades for non-commercial public art is exempt from all size and height requirements of this section, only if the following conditions are met:

- a. The public art is not installed on any side of a building directly adjacent to a public right-of-way, excluding alleys.
- b. The public art not does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or logo, trademark, or other commercial message.

- c. The public art is not installed on a vacant building or within a vacant lot, unless the property owner has filed a building permit with the intention of occupation or is otherwise actively in the process of improving the building or lot for the purpose of occupation.
 - d. The public art is not installed on any original façade of a building listed as a contributing structure of the downtown historic district, unless the art is affixed to a panel and may be removed without damage to the underlying historic façade and the artwork meets all other downtown design review requirements pertaining to historic structures.
14. All signs within the DC – Downtown Core and DF – Downtown Fringe zoning districts shall be subject to the City's downtown design review procedures in accordance with the provisions of Sections 14-04-21.1(4) and 14-04-21.2(4) of this Code of Ordinances.
- a. Any application for a sign permit shall be forwarded to the Downtown Design Review Committee for their review within thirty (30) days of the application submittal.
 - b. The Downtown Design Review Committee may waive any provision of this section, or impose additional requirements, as a condition of any design approval. Any such deviation shall be recorded in the minutes of the meeting and enforced by the Building Inspections Division. An applicant may appeal a decision of the Downtown Design Review Committee in a similar manner to any appeal of an advisory board.
 - c. A sign permit shall be issued by the Building Inspections Division upon approval of the Downtown Design Review Committee.

(Ord. 5183, 05-28-02; Ord. 5316, 05-25-04; Ord. 5707, 02-24-09; Ord. 5912, 08-14-12; Ord. 6191, 03-08-16)

Amendments to City of Bismarck Code of Ordinances Title 4-04-04. Definitions:

4-04-04. Amendment to The Code. The International Sign Code is hereby amended as follows:

Definitions is hereby amended to add the following definitions:

Feather Flag Sign: a freestanding sign typically constructed of a single plastic or metal shaft driven in the ground or fixed to a weighted base and with an attached pennant that is vertically elongated and attached to the shaft.

Monument Sign: a freestanding sign supported by a base of at least seventy-five (75) percent of the sign width with the sign face located less than eight (8) feet from the ground.

Pole Sign: a freestanding sign resting on or supported by single pole or other vertical structure with a sign face located more than eight (8) feet from the ground.

~~Privilege Panel Sign: Any sign provided by the distributor or manufacturer of a product which utilizes the major portion more than 25% of the sign face to advertise a specific product with a lesser portion of the sign allocated to the name of the business upon which the sign is located.~~

Portable Sign: a sign which is constructed so as to be movable, either by skids, wheels, truck or other conveyance; a sign which does not have a permanent foundation or is otherwise permanently fastened to the ground and/or which is not wired for electricity in accordance with the sign code. When on a trailer, the removal of the wheels or undercarriage does not place the sign in another

category, neither does the anchoring of the sign by means of concrete blocks, sandbags, or other types of temporary anchors.

Projecting Sign: a sign that is wholly or partly dependent upon a building or structure for support and which projects outward from the surface of the building in a direction perpendicular to the surface.

Public Art: a painting, sculpture, mosaic, mural or other work of visual art visible from a public right-of-way or outdoor public space. that does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or logo, trademark, or other commercial message.

Roof Sign: A sign that is mounted on the roof of a building which is wholly dependent upon a building for support and which projects above the parapet of a building for a flat roof, the eave line of a building with gable roof, or the deck line of a building with a mansard roof.

Sidewalk Sign: a portable sign typically designed with an A-frame structure placed on the sidewalk or boulevard area of a public right-of-way, associated with an abutting commercial establishment.

Wall Sign: a sign fastened to the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms a background surface of, the sign.

Window Sign: a sign affixed to the inside or outside of an exterior window or located in the interior of a building, within twelve (12) inches of a window, and oriented outside the window.

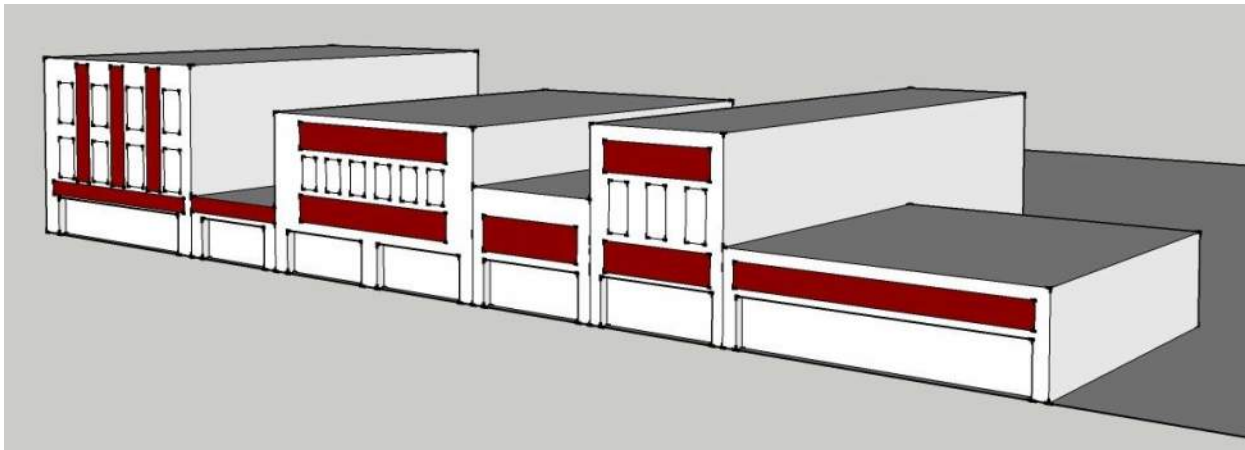
(Ord. 4283, 09-05-89; Ord. 4328, 04-24-90; Ord. 4688, 05-23-95; Ord. 5316, 05-25-04; Ord. 5704, 02-10-09; Ord. 5945, 02-26-13; Ord. 6036, 03-11-14; Ord. 6191, 03-08-16)

Illustration of Allowable Sign Area

Current Ordinance

“No combination of wall signs may exceed **twenty-five percent** of the wall surface in area.”

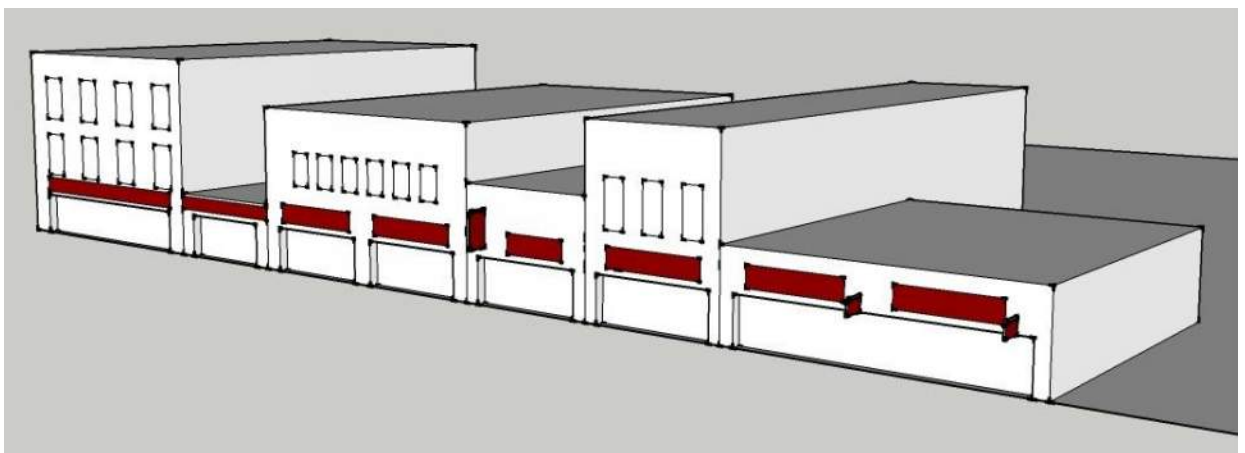
[Note: applies only to wall signs]



Proposed Ordinance – Option 1 – [Recommendation]

“the maximum area of a sign or signs along a primary street frontage is **two and a half (2 ½) square feet** of sign area for every one (1) lineal foot of the frontage on a street.”

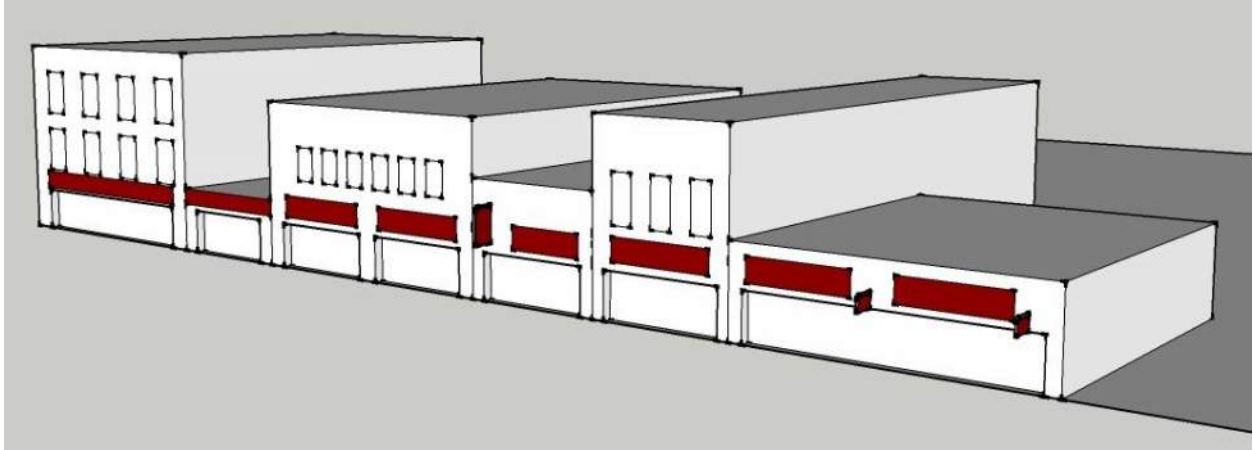
Note: applies to all sign types, except widow and sidewalk signs



Proposed Ordinance – Option 2

“the maximum area of a sign or signs along a primary street frontage is **three (3) square feet** of sign area for every one (1) lineal foot of the frontage on a street.”

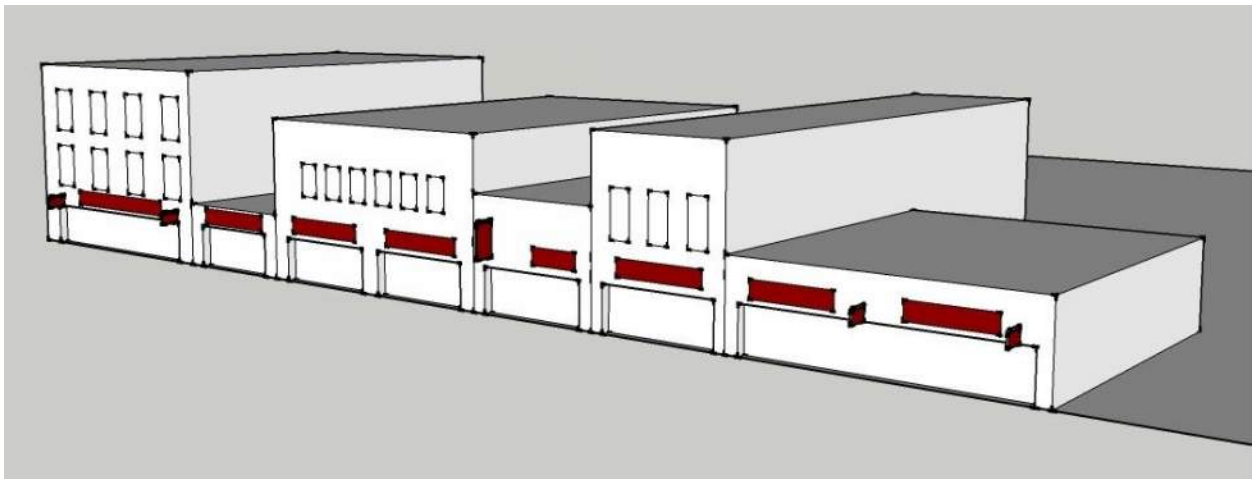
Note: applies to all sign types, except widow and sidewalk signs



Proposed Ordinance – Option 3

“the maximum area of a sign or signs along a primary street frontage is **two (2) square feet** of sign area for every one (1) lineal foot of the frontage on a street.”

Note: applies to all sign types, except widown and sidewalk signs

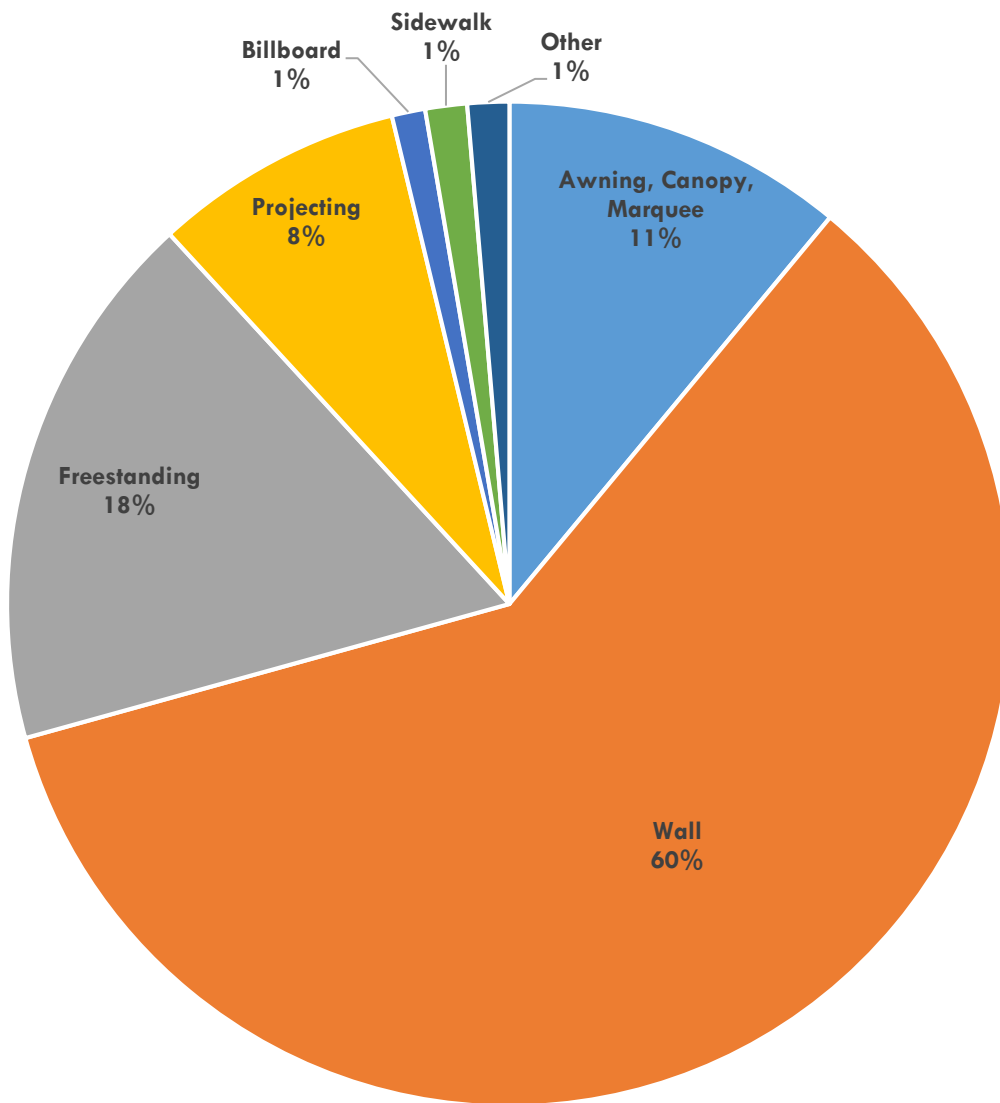


Downtown Sign Inventory

Type	Count
Awning	34
Banner	1
Billboard	4
Canopy	5
Freestanding	65
Marquee	2
Message Center	2
Projecting	30
Roof	1
Sidewalk	5
Wall	222
Feather Flag	1

Count taken between March 15
and April 1, 2017

Awning, Canopy, Marquee	41
Wall	222
Freestanding	65
Projecting	30
Billboard	4
Sidewalk	5
Other	5

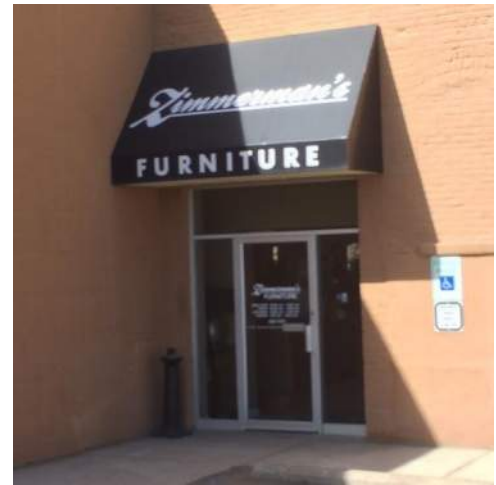


Examples of Sign Types in Downtown Sign Inventory

Monument
(freestanding)



Awning



Pole
(freestanding)



Canopy



Projecting



Marquee



Roof



Feather
Flag



Sidewalk



Wall



DRAFT Downtown Sign Regulations - Peer Community Comparisons

City	Total Sign Area	Max Wall Sign Area	Projecting Sign Area	Projecting Sign Extension	Sign Clearance	Sidewalk Sign Dimensions	Freestanding Sign Quantity	Freestanding Sign Height	Freestanding Area	Roof Signs
Bismarck (current)	N/A	25% of façade	60 SF (30 SF min)	3'	8'	2' W x 3' H	1 per business	40'	Unlimited	20' H Max
Mandan, ND	N/A	20% of signable surface or 200 SF max	50 SF (or 30 SF)	3'	8' Project 10' Freestand	2.5' W x 4' H (3' H min)	1 per business, 2 per lot max. 155' spacing	25'	Unlimited	Cannot project above peak
Sioux Falls, SD	3 SF per 1' of frontage. 1 SF per 1' for additional sides. Not Freestanding	See Total	See Total	5'	10' sidewalk 16' driveway	Allowed in furniture zone with permit. 20' Spacing distance	1 per frontage, except 2 for > 264' frontage	18'	From 32-100 SF for from < 100' - 300' frontage	See Total. 32 Sf in area. 5' above roof
Rapid City, SD	N/A	1.5 SF per foot for first 25' of frontage, then 0.5 SF per foot of frontage.	8 SF	5'	8' Project 10' Freestand unless setback 10'	Not Addressed	100' spacing distance between signs	45'	1.5 SF per foot for first 25' of frontage, then 0.5 SF per foot of frontage.	Not allowed. Non-conform may be altered
Fargo, ND	2.5 SF per 1' of frontage, or 30% of 1st Floor of primary building. 1/2 rate for secondary frontage. 2nd floor 30% of area.	See Total	See Total	6' but not in ROW (?)	8' projecting	Not Addressed	1 per street frontage. If > 300' additional per 300'	25' (if setback < 25')	See Total	Not allowed
Grand Forks, ND	4 SF per 1' of frontage, or 10% of façade. Corner lots count only least width side.	See Total	See Total	Not within 2' of curb	Projecting not addressed. Freestanding not in ROW	32" W x 48" H	Only monument signs allowed. 1 sign per frontage.	8'	Sign width 10% lot width or 18' max. Max area 144 SF	No sign may extend more than 3" above roof, per floor
Billings, MT	In downtown historic area all sizes are half. Other special districts	3 SF per 1' of frontage.	3 SF per 1' of frontage.	2/3 sidewalk width	9' Projecting 12' freestanding	Not Addressed	1 sign per frontage, additional if > 300'.	30'	3 SF per 1' of frontage. 175 SF max per sign	1 in lieu of wall sign. Not above highest point
Longmont, CO	N/A	1 SF per foot of approved wall. 1st story only.	20 SF	5'	8'	2' W x 4' H	Only Monument signs allowed	"low-profile" monument signs	35 SF	Not allowed



Community Development Department

MEMORANDUM

VERIFICATION OF PRIMARY RESIDENTIAL OCCUPATION

TO: Chairman Curt Walth, Renaissance Zone Authority

FROM: Daniel Nairn, AICP

DATE: June 1, 2017

During the April 13, 2017 meeting of the Renaissance Zone Authority, staff was asked to propose means for verifying that recipients of a primary residential Renaissance Zone tax incentive remain the primary occupants during the entire five-year window of the tax incentive. However, state tax guidelines do allow the transfer of a Renaissance Zone property to another owner, as long as the property continues to be a primary residential use.

Staff proposes two means for ensuring that the program is used for its intended purpose. First, each February, staff will review the tax record mailing address, the voting registration address, and the address for water bills of each of the properties enrolled in the program. Because P.O. boxes may be used or there may be a lag time in changing records, there is no way to conclude from any one of these sources whether the unit is owner-occupied or not. However, staff will contact the property owner for further verification if more than one record shows a different address.

With assistance from the Burleigh County Auditor, staff has confirmed that all of the current recipients appear to occupy the Renaissance Zone home. Although two properties show a different mailing address for tax records, both of these properties show voter registration and the water billing address as the Renaissance Zone property.

Secondly, staff will include text in the final Renaissance Zone approval letter informing the applicant that they have the responsibility of notifying the City if they are no longer occupying the home. While this is already the case, by state rule, the letter could serve as a reminder.

Please note that there is no evidence that any of recipients have fraudulently posed as primary residential occupants during the 15-year history of the Renaissance Zone program in Bismarck. These safeguards are merely being put in place to ensure that program rules continue to be followed.



Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Major	Completed	1/2/03	\$44,366	12/1/03	\$66,397	0.00
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	Completed	2/26/03	\$300,000	1/31/07	\$284,195	0.00
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Major	Completed	4/21/03	\$600,000	12/31/07	\$618,111	0.00
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	9/25/03	N/A	12/1/03	N/A	2.00
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/16/03	\$5,000	10/17/03	N/A	2.00
006-B	Woodmansee's	114 North 4th Street	Historic Rehabilitation	Completed	11/21/03	\$125,000	1/26/05	\$129,333	1.00
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	12/3/03	\$601,600	1/19/05	\$734,707	0.00
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	12/3/03	N/A	9/16/04	N/A	14.25
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	12/3/03	\$329,150	1/20/05	\$378,013	20.00
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/29/03	\$2,256,624	10/26/05	\$2,400,776	7.50
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	3/29/04	\$298,840	6/30/05	\$409,846	3.00
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	6/4/04	\$85,000	12/6/05	\$103,455	2.50
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	8/18/04	\$208,814	6/22/05	\$263,473	1.00
014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	2/16/05	\$69,550	12/26/07	\$70,002	0.00
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	2/16/05	\$750,000	9/15/06	\$698,396	6.00
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	3/22/05	\$128,000	8/24/05	N/A	8.00
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	3/22/05	\$200,000	7/30/05	\$191,898	6.00
018-B	Petals and More	122 East Rosser	Rehabilitation	Withdrawn	9/21/05	\$64,675	N/A	N/A	N/A
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	9/21/05	\$168,000	7/1/06	\$298,372	0.00
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	10/4/05	\$3,100,000	8/1/09	\$2,301,478	10.00
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	2/3/05	N/A	4/1/06	N/A	3.50
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	2/3/05	N/A	3/13/06	N/A	12.00
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	2/16/06	\$190,900	12/1/06	\$227,295	0.00
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	2/16/06	\$215,223	12/1/06	\$233,855	0.00
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	2/16/06	\$71,612	12/27/07	\$91,672	0.00
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	5/5/06	N/A	12/4/06	N/A	21.00
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	5/30/06	\$40,000	10/20/06	\$50,292	0.00
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	5/30/06	N/A	7/1/06	N/A	4.00
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	8/2/06	\$100,000	9/14/06	N/A	6.00
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	12/5/06	\$3,020,590	12/17/07	\$2,370,152	0.00
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	2/20/07	\$250,000	1/30/08	\$407,003	0.00
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	4/19/07	N/A	8/1/07	N/A	5.00
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	4/24/07	N/A	8/1/07	N/A	1.00
034-B	Larson Latham Heuttler LLP	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	9.00
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	2.00
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	2.00
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Major	Completed	10/30/07	\$137,500	5/21/08	\$142,050	4.00
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	12/27/07	N/A	6/12/08	N/A	4.00
042-B	Capital Holdings, LLC	402 East Main Street	Rehabilitation	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	1/11/08	\$136,836	10/1/08	\$176,955	1.00
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	1/22/08	\$238,000	1/29/09	\$167,894	0.00

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	3/19/08	N/A	7/14/08	N/A	1.00
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	5/28/08	\$200,000	7/1/09	\$243,344	0.00
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	5/28/08	N/A	6/27/08	N/A	3.00
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	6/12/08	\$25,000	12/15/08	\$23,375	0.00
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	6/12/08	\$2,500,000	12/1/09	\$3,193,260	25.00
051-B	David Bliss, LLC	521 East Main Avenue	Lease	Withdrawn	7/11/07	\$99,000	N/A	N/A	N/A
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	11/4/08	N/A	4/1/09	N/A	2.00
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	4/21/09	\$258,720	10/21/09	\$199,620	0.00
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Completed	6/3/09	\$2,145,500	1/20/11	\$1,335,670	0.00
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/1/09	N/A	46.00
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/15/09	N/A	3.00
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	9/5/09	N/A	1.00
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	6/25/09	\$245,284	11/1/10	\$246,603	0.00
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	9/17/09	\$706,964	N/A	N/A	N/A
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Major	Completed	11/25/09	\$727,000	6/17/10	\$620,109	0.00
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.50
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	0.50
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	12/3/09	N/A	7/1/10	N/A	1.00
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	1/10/10	\$180,000	7/16/10	\$295,896	4.00
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	1/10/10	\$1,136,650	9/8/10	\$837,783	0.00
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	Completed	2/12/10	\$120,000	10/25/10	\$161,746	0.00
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	3/2/10	\$75,000	7/13/10	\$140,000	14.00
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	3/2/10	N/A	3/11/10	N/A	1.00
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	7/2/10	N/A	11/1/10	N/A	4.00
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	11/10/10	N/A	12/1/10	N/A	10.00
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	11/10/10	\$300,000	10/24/11	N/A	8.00
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	11/10/10	N/A	2/1/11	N/A	3.00
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	11/10/10	\$3,500,00	10/15/12	\$3,046,296	10.00
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	2/7/11	\$60,000	2/21/11	N/A	3.50
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	4/17/11	\$20,000	8/24/11	\$45,433	0.00
078-B	Loran L Galpin	123 North 4th Street	Purchase w/ Major	Withdrawn	5/16/11	\$1,100,000	N/A	N/A	N/A
079-B	Sheridan House Bed & Breakfast	522 North 5th Street	Purchase w/ Major	Withdrawn	6/20/11	\$300,000	N/A	N/A	N/A
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	8/10/11	\$27,000,000	2/1/15	\$23,947,483	0.00
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	8/10/11	\$3,100,000	1/15/14	\$3,535,146	0.00
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	8/10/11	N/A	11/7/13	N/A	4.00
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	3/12/12	\$350,000	11/15/12	N/A	25.00
084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	3/12/12	N/A	7/31/14	N/A	35.00
085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
086-B	Pine Investment Compay, LLC	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	7/26/12	\$89,000	2/7/13	\$95,402	0.00

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	7/26/12	N/A	2/7/13	N/A	1.00
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	8/29/12	N/A	9/1/12	N/A	3.00
093-B	LBMA BMK (dba Drunken Noodle)	510 East Main Avenue	Lease	Withdrawn	N/A	N/A	N/A	N/A	N/A
094-B	Redland, LLC	401 East Broadway Avenue	Rehabilitation	Approved	12/21/12	\$1,400,000	Pending	Pending	Pending
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	1/9/13	N/A	1/1/15	N/A	10.00
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	2/21/13	N/A	9/1/13	N/A	10.00
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	6/27/13	N/A	10/1/13	\$73,514	2.00
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	6/27/13	\$72,421	12/20/13	\$93,607	0.00
099-B	Arikota, LP	306 South 1st Street	New Construction	Approved	9/18/13	\$3,000,000	Pending	Pending	Pending
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	1/14/14	\$55,000	5/16/14	N/A	2.00
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	9/25/13	\$490,051	6/14/14	\$412,637	0.00
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	9/25/13	\$28,500	10/23/13	\$35,814	1.00
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	11/15/13	\$704,226	10/22/14	\$859,156	0.00
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	4/2/14	\$300,000	12/10/14	N/A	5.00
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	5/29/14	\$248,000	12/12/14	N/A	3.00
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	5/29/14	\$558,403	12/4/14	N/A	15.00
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	5/28/14	N/A	6/15/14	N/A	30.00
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	Completed	11/6/14	\$17,100	1/1/15	\$20,365	1.00
109-B	William F. Cleary	100 West Broadway Avenue, Suite	Primary Residential	Completed	12/15/14	N/A	12/17/14	N/A	0.00
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Major	Completed	3/8/15	\$246,035	8/22/14	\$258,513	0.00
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Completed	3/27/15	N/A	9/24/15	N/A	17.00
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	4/20/15	\$28,000	6/30/15	N/A	0.00
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue, Suite	Primary Residential	Completed	6/3/15	N/A	6/10/15	N/A	0.00
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	7/20/15	\$25,000	7/23/15	N/A	2.00
115-B	Rick and Lori Lee	100 West Broadway Avenue, Suite	Primary Residential	Completed	6/30/15	N/A	7/1/15	N/A	0.00
116-B	Kevin D. Reisenauer	100 West Broadway Avenue, Suite	Primary Residential	Completed	8/11/15	N/A	8/11/15	N/A	0.00
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	11/23/15	\$5,206,732	Pending	Pending	Pending
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Completed	4/25/16	\$140,000	4/25/16	N/A	8.00
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	2/11/16	\$100,000	Pending	Pending	Pending
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	7/20/16	\$600,000	3/31/17	N/A	40.00
121-B	Steven and Carl Hall	100 West Broadway Avenue, Suite	Primary Residential	Completed	11/16/16	N/A	11/16/16	N/A	0.00
122-B	NoodleZip	208 East Main Avenue	Lease	Approved	3/17/17	\$62,000	Pending	N/A	2.00
123-B	Traci and Bruce Maragos	100 West Broadway Avenue, Suite	Primary Residential	Approved	1/0/00	N/A	Pending	N/A	0.00
						\$67,754,866		\$52,536,392	525.25

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
001-07	Red Wing Shoes	529 East Broadway Avenue	Signage	Disbursed		5/14/2007	5/22/2007	\$8,199.34	\$3,000.00	11/19/2007	\$3,000.00
002-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	Disbursed		5/14/2007	5/22/2007	\$3,300.00	\$2,800.00	5/30/2007	\$2,800.00
003-07	LeRoy Walker	118 North 5th Street	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$1,015.00	\$1,575.00	9/17/2007	\$771.38
004-07	Janet Pinks	207 East Avenue B	Housing Incentive	Disbursed		7/17/2007	8/14/2007	\$116,461.14	\$20,232.83	2/28/2009	\$19,153.05
005-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
006-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
007-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	Withdrawn		8/27/2007	9/11/2007	N/A	\$1,575.00	N/A	N/A
008-07	Pride Wilton Inc.	112 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$44,197.00	\$22,098.50	11/29/2007	\$22,098.50
009-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	Disbursed		8/27/2007	9/11/2007	\$6,112.00	\$3,056.00	3/5/2008	\$3,056.00
010-07	LeRoy Walker	118 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$21,664.27	\$12,500.00	6/17/2008	\$10,832.14
011-07	Kevin Horneman	408 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$50,405.00	\$25,000.00	9/17/2008	\$25,000.00
012-07	Michael Woods	410 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$71,500.00	\$25,000.00	12/22/2008	\$25,000.00
013-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	Disbursed		8/27/2007	9/11/2007	\$57,154.54	\$12,700.00	1/20/2009	\$11,430.91
014-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	Disbursed		4/18/2008	5/13/2008	\$5,256.00	\$2,628.00	10/1/2008	\$2,628.00
015-08	Magic Photo Art	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$5,170.15	\$2,735.08	9/30/2008	\$2,735.08
016-08	Fowler Photography	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$1,344.02	\$672.01	7/30/2008	\$672.01
017-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	Disbursed		6/23/2008	7/8/2008	\$10,415.00	\$3,000.00	1/30/2009	\$3,000.00
018-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	Withdrawn		6/23/2008	7/22/2008	N/A	N/A	N/A	N/A
019-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	Disbursed		7/9/2008	7/22/2008	\$2,310.00	\$1,575.00	12/17/2008	\$1,575.00
020-08	The Window & Door Store	410 East Main Avenue	Signage	Disbursed		8/13/2008	8/27/2008	\$6,742.34	\$3,000.00	12/22/2008	\$3,000.00
021-08	Tyre Mart	704 East Bowen Avenue	Signage	Disbursed		9/10/2008	9/23/2008	\$6,099.16	\$3,000.00	10/9/2008	\$3,000.00
022-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	Withdrawn		11/12/2008	11/25/2008	N/A	\$25,000.00	N/A	N/A
023-08	Robert Knutson Photography	405 East Sweet Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
024-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
025-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	Disbursed		2/11/2009	2/24/2009	\$4,200.00	\$1,575.00	9/22/2009	\$1,575.00
026-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	Disbursed		2/11/2009	3/24/2009	\$51,923.53	\$25,000.00	8/20/2009	\$25,000.00
027-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	Disbursed		2/11/2009	3/24/2009	\$8,840.00	\$3,000.00	8/20/2009	\$3,000.00
028-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	Disbursed		2/11/2009	3/24/2009	\$7,150.00	\$3,575.00	6/16/2009	\$3,575.00
029-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	Disbursed		2/11/2008	3/24/2009	\$1,215.00	\$607.50	5/4/2009	\$532.50
030-09	A&B Pizza South	311 South 7th Street	Technical Assistance	Withdrawn		4/8/2009	4/28/2009	N/A	\$1,575.00	N/A	N/A
031-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	Disbursed		5/13/2009	5/26/2009	\$4,845.49	\$2,422.95	7/9/2009	\$2,422.95
032-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	Disbursed		5/13/2009	5/26/2009	\$347,150.00	\$25,000.00	7/20/2011	\$25,000.00
033-09	DoCo Group	114 North 3rd Street	Technical Assistance	Withdrawn		7/8/2009	N/A	N/A	N/A	N/A	N/A
034-09	Starion Financial	333 North 4th Street	Signage	Disbursed		10/14/2009	10/27/2009	\$10,860.00	\$3,000.00	12/28/2009	\$3,000.00
035-09	SRSSM Partnership	122 East Broadway	Façade	Disbursed		11/12/2009	11/24/2009	\$72,238.00	\$20,000.00	7/13/2010	\$20,000.00
036-09	SRSSM Partnership	122 East Broadway	Signage	Disbursed		11/12/2009	11/24/2009	\$6,537.00	\$3,000.00	7/13/2010	\$3,000.00
037-10	J & J Property Management	115 North 4th Street	Technical Assistance	Disbursed		1/13/2010	1/26/2010	\$1,715.00	\$1,575.00	7/1/2010	\$1,286.25
038-10	Hedahls Inc.	100 East Broadway Avenue	Signage	Disbursed		1/13/2010	1/26/2010	\$7,800.00	\$3,000.00	4/29/2010	\$3,000.00
039-13	Redland, LLC	123 North 4th Street	Subsurface Infill	Disbursed		12/18/2012	1/8/2013	\$196,262.00	\$196,262.00	9/30/2013	\$203,232.25
040-13	Woodmansee's Inc.	114 North 4th Street	Signage	Disbursed		12/18/2012	1/8/2013	\$6,150.00	\$3,000.00	4/1/2011	\$3,000.00
041-13	Blink Eyewear	234 West Broadway Avenue	Façade	Disbursed		1/15/2013	1/22/2013	\$21,521.00	\$10,760.50	5/2/2013	\$10,760.50
042-13	Blink Eyewear	234 West Broadway Avenue	Signage	Disbursed		1/15/2013	1/22/2013	\$6,000.00	\$3,000.00	5/2/2013	\$3,000.00
043-13	ELAD, LLC	119 North 4th Street	Technical Assistance	Disbursed		1/19/2013	2/26/2013	\$3,300.00	\$2,475.00	7/26/2013	\$2,475.00
044-13	Laughing Sun Brewery	107 North 5th Street	Signage	Disbursed		2/19/2013	2/26/2013	\$6,600.00	\$3,000.00	4/26/2013	\$3,000.00
045-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	Approved		3/19/2013	3/26/2013	Pending	\$8,250.00	Pending	Pending
046-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/17/2023	4/23/2013	\$1,900.00	\$2,475.00	12/10/2013	\$1,475.00
047-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	Disbursed		8/20/2013	8/27/2013	\$7,611.25	\$2,475.00	9/4/2013	\$2,475.00
048-13	InVision Properties, LLP	815 East Main Avenue	Façade	Disbursed		11/19/2013	11/26/2013	\$123,721.35	\$25,000.00	9/1/2013	\$25,000.00
048-13	InVision Properties, LLP	815 East Main Avenue	Signage	Disbursed		11/19/2013	11/26/2013	\$10,459.82	\$3,000.00	9/1/2013	\$3,000.00
049-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	Disbursed		1/22/2014	1/28/2014	\$4,200.00	\$2,475.00	3/6/2014	\$2,475.00
050-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$3,300.00	\$2,475.00	10/23/2014	\$2,475.00

CORE Incentive Grant Program

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
051-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$5,632.00	\$2,475.00	3/24/2015	\$2,475.00
052-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	Disbursed		7/15/2014	8/12/2014	\$55,934.85	\$60,000.00	12/16/2014	\$27,967.42
053-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	Disbursed		8/21/2014	8/28/2014	\$19,772.67	\$8,250.00	6/9/2016	\$8,250.00
054-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	Disbursed		8/19/2014	8/26/2014	\$17,037.24	\$8,250.00	4/25/2014	\$8,250.00
055-14	Jim Barnhardt	223 East Main Avenue	Façade	Disbursed		11/18/2014	11/25/2014	\$318,048.68	\$60,000.00	2/3/2016	\$60,000.00
056-15	Electronic Building Company	212 West Main Avenue	Façade	Disbursed		3/17/2015	3/24/2015	\$33,858.00	\$16,929.00	4/18/2016	\$16,929.00
057-15	NodMor, LLC	124 North 4th Street	Technical Assistance	Approved		3/17/2015	3/24/2015	Pending	\$8,250.00	Pending	Pending
058-15	Property 303, LLC	303 North 4th Street	Technical Assistance	Disbursed		4/30/2015	5/15/2015	\$3,300.00	\$8,250.00	12/21/2016	\$2,475.00
059-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	Approved		5/19/2015	5/26/2015	Pending	\$2,475.00	Pending	Pending
060-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
061-15	114 on 3rd, LLC	114 North 3rd Street	Façade	Approved		7/1/2015	7/8/2015	Pending	\$8,250.00	Pending	Pending
062-15	Los Lunas Mexican Restaurant	108 North Mandan Street	Façade	Denied		12/15/2015	N/A	N/A	N/A	N/A	N/A
063-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$2,475.00	Pending	Pending
064-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	Approved		1/19/2016	1/26/2016	Pending	\$8,250.00	Pending	Pending
065-16	Vold Tire Company, LLC	214/216 East Main Avenue	Façade	Approved		9/20/2016	9/27/2016	Pending	\$25,892.00	Pending	Pending
066-16	River Road Partners, LLC	212 East Main Avenue	Technical Assistance	Approved		9/20/2016	9/27/2016	Pending	\$8,250.00	Pending	Pending
067-16	Jerry Anderson	210 East Main Avenue	Façade	Disbursed		12/8/2016	12/29/2016	\$38,340.00	\$30,000.00	4/11/2017	\$19,170.00